185.A	0003	0006.A	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	746,800 /	746,800
					USE VALUE:	746,800 /	746,800
					ASSESSED:	746,800 /	746,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
74		HATHAWAY CIR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SACHDEVA HANS R & CHAND
Owner 2:	
Owner 3:	
Street 1:	74 HATHAWAY CIRCLE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 6,483 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1959, having primarily Vinyl Exterior and 2156 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6483.000	316,700		430,100	746,800
Total Card	0.149	316,700		430,100	746,800
Total Parcel	0.149	316,700		430,100	746,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 346.45 | /Parcel: 346.4

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 131510
GIS Ref:
GIS Ref:
Insp Date: 08/03/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 185.A-0003-0006.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	316,800	0	6,483.	430,100	746,900	746,900	Year End Roll	12/18/2019
2019	101	FV	239,200	0	6,483.	430,100	669,300	669,300	Year End Roll	1/3/2019
2018	101	FV	239,200	0	6,483.	362,500	601,700	601,700	Year End Roll	12/20/2017
2017	101	FV	239,200	0	6,483.	331,800	571,000	571,000	Year End Roll	1/3/2017
2016	101	FV	239,200	0	6,483.	282,700	521,900	521,900	Year End	1/4/2016
2015	101	FV	233,700	0	6,483.	245,800	479,500	479,500	Year End Roll	12/11/2014
2014	101	FV	233,700	0	6,483.	227,400	461,100	461,100	Year End Roll	12/16/2013
2013	101	FV	233,700	0	6,483.	216,300	450,000	450,000		12/13/2012

!14404!

PRINT

Date	Time
12/11/20	04:15:41

LAST REV

Date	Time
08/30/18	14:25:00
apro	
14404	

USER DEFINED

Prior Id # 1:	131510
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	968-95		4/1/1983		95,500	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/29/1997	589		20,000					BREEZWAY + GARAGE

ACTIVITY INFORMATION

Date	Result	By	Name
8/3/2018	Measured	BS	Barbara S
8/3/2018	Info At Door	BS	Barbara S
10/16/2008	Meas/Inspect	189	PATRIOT
11/3/2000	Hearing N/C	189	PATRIOT
1/6/2000	Meas/Inspect	163	PATRIOT
7/20/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6483		Sq. Ft.	Site		0	70.	0.95	7									430,144						430,100	

Total AC/HA: 0.14883 | Total SF/SM: 6483 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 430,144 | Spl Credit | Total: 430,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1959	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	6 - Ceramic Tile	10	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:	L - Location	10.	%
Special:			%
Override:			%
	Total:	26.74	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.28025210
Const Adj.:	0.99197996
Adj $ / SQ:	158.748
Other Features:	101000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	432362
Depreciation:	115614
Depreciated Total:	316749

COMMENTS

646-6324.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	4	Baths:	2	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	1992
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

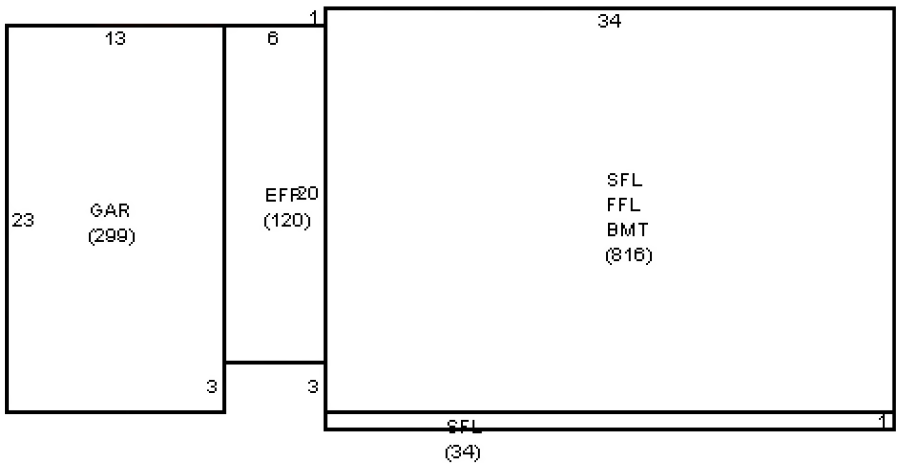
No Unit	RMS	BRS	FL
1	7	4	
Totals			
1	7	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	158.75
Special Features:	0	Val/Su Net:	109.17
Final Total:	316700	Val/Su SzAd	190.10

SKETCH



6

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	850	158.750	134,936
BMT	Basement	816	66.200	54,018
FFL	First Floor	816	158.750	129,538
GAR	Garage	299	23.170	6,929
EFP	Enclos Porch	120	49.510	5,941
	Net Sketched Area:	2,901	Total:	331,362
Size Ad	1666	Gross Are	2901	FinArea 2156

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	60	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

185.A-0003-0006.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	12X8	A	AV	1990	0.00	T	23.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	